601-2458

234-7734

Cancelled—
gave to
Pete Landry
(he did earlier design)

528 CU BLDES
GREENLAND

908 Portsmouth Ave

Jim H Mackenzie
1616 Greenland Rd
Greenland NH
03840

CA 2003058107 11/12/03

4 bedrooms

Pete Landry

6

Cushman screwed it up after Septic approved

- lumped it together as one big lot

2 4 2 AC

107,400 appraised

2241-1470

EASEMENT AGREEMENT

THIS AGREEMENT made this 30th day of July, 1975 by and between Karl E. Keyes and Edna T. Keyes of 1413 Lester Drive, Charlottesville, Virginia and William W. Rowe and Roger Freeman, both of Greenland, County of Rockingham and State of New Hampshire, IN WITNESSETH:

WHEREAS, Keyes is the owner of certain property situate in said Greenland, which is shown as lot "now or formerly Keyes" on a "Subdivision Plan for Robert Shaw, Greenland, New Hampshire, Emery Engineering, dated February 17, 1975", and approved by the Greenland Planning Board on March 20th, 1975, and

WHEREAS, Rowe and Freeman are the owners of property abutting said land of Keyes, and shown as Lot #1 on said Plan and containing sixty-five thousand, eight hundred and eighty-two square feet, and

WHEREAS, Rowe and Freeman's lot has access to Portsmouth Avenue, so-called, subject only to the issuing of the permit, by the State of New Hampshire, and

WHEREAS, Rowe and Freeman are desirous of granting access to Portsmouth Avenue, to Keyes, from their said land, they are also desirous of modifying the terms of a certain agreement recorded in the Rockingham County Registry of Deeds, Book 2144, Page 407, between Keyes and one Maurice Searle, predecessor in title to Rowe and Freeman, now

THEREFORE, the parties agree as follows:

1. Rowe and Freeman do hereby grant to Keyes a right-of-way for purposes of ingress and egress acrosss said Lot #1, from property of Keyes to Portsmouth Avenue, the exact location and width of said easement to be agreed upon by the parties, it being the intent of the parties that said easement shall serve as a entrance or driveway from Portsmouth Avenue to land of Keyes.

2. It is agreed that in the event a driveway or entrance way is constructed over said easement by said Keyes or their successors in title, that the full cost and expense of said construction and laying out of said driveway or entrance way, shall be their sole expense.

3. Nothing herein shall obligate Rowe, Freeman, or their successors in title to construct an entrance way or driveway from Portsmouth Avenue to the land of Keyes, nor shall they be under any obligation to construct a street upon their said land for the use and benefit of Keyes or their successors in title.

4. In the event that Keyes or their successors in title shall construct a driveway or entrance way to said property, and, in the future, should Rowe or Freeman or their successors in title desire to make use of all or a part thereof, in connection with the use of Lot #1, then Rowe and Freeman shall pay to the then owner of said land of Keyes a sum equal to one half the original cost of the construction of said entrance way or driveway.

AUG 14 9 26 AM '75
RECD ROCKINGHAM COUNTY
REGISTRY OF DEEDS

AYLOR, GRAY
[redacted]
ORNEYS AT LAW
MIDDLE STREET
ORTSMOUTH,
AMPSHIRE 03801

5. Nothing herein, however, will obligate Rowe or Freeman to use said driveway or private way for access to their property and they may construct a driveway or entrance way at any other location, which will provide them or their successors access to and from Portsmouth Avenue to Lot #1.

6. This AGREEMENT should be binding on the heirs, assigns, legal representatives, and successors in title of the parties hereto, and constitutes a complete release and replacement of the rights and obligations created by said prior agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, the year and date first above written.

WITNESS:

Allen G. Taylor — Roger Freeman

(to both) — William W. Rowe

Karl E. Keyes — x Judy Coleman
WITNESS TO KARL E. KEYES

Edna T. Keyes — x Margaret Eubank
WITNESS TO EDNA T. KEYES

STATE OF NEW HAMPSHIRE
ROCKINGHAM, ss

Personally appeared the above named William W. Rowe, and Roger Freeman and acknowledge the foregoing instrument to be their free act and deed.

Before me,

Allen G. Taylor
Justice of the Peace

COMMONWEALTH OF VIRGINIA
County of Albemarle, ss

Personally appeared the above named Karl E. Keyes and Edna T. Keyes and acknowledge the foregoing instrument to be their free act and deed.

Before me,

Nancy E. Drumheller
Notary Public

NOTARY PUBLIC

TAYLOR, GRAY
& CALLAHAN
ATTORNEYS AT LAW
436 MIDDLE STREET
PORTSMOUTH,
NEW HAMPSHIRE 03801

Jun 7 2 25 PM '72
10296

AGREEMENT between KARL E. KEYES and EDNA T. KEYES, of Rye, County of Rockingham, State of New Hampshire, and MAURICE SEARLE, of Boston, County of Suffolk, Commonwealth of Massachusetts.

WHEREAS, KEYES and SEARLE are the owners of property abutting Route #101 in Greenland, N.H., which is a limited access highway. MAURICE SEARLE has access to his premises from said Route #101 at a proposed street at a point adjacent to premises of KARL E. and EDNA T. KEYES, shown as Lot #12 on a plan entitled, "Section 2 of Lots for Sherwood and Alena Small, Greenland, N.H., May 1964, by John W. Durgin," more fully described in Rockingham Records Book 1906 Page 20.

NOW, THEREFORE, MAURICE SEARLE does hereby grant to KARL E. KEYES and EDNA T. KEYES, their heirs and assigns, the right to enter upon said proposed street which abuts said Lot #12 for the purpose of using it as an access to said Lot #12, and said use shall be for all purposes for which streets are commonly and usually used.

The consideration for this easement to enter upon said proposed street and to use it as a street in common with others is as follows:

KARL E. KEYES and EDNA T. KEYES, for themselves and their heirs and assigns, hereby grant to MAURICE SEARLE, his heirs and assigns, a lien upon said Lot #12 to the extent of one-half the construction costs which may be required to meet the specifications which may be required by the Town of Greenland, or other official body, for construction of said street under any plan for development of the lots which may be serviced by said proposed street.

This lien is to be limited to the costs of construction of that portion of the proposed street running from Route #101 to the rear lot line of said Lot #12.

This lien shall take precedence over any subsequent recorded liens voluntarily or involuntarily placed on record by said Keyes, their heirs and

assigns, and shall run with the land, and the amount of this lien shall be dependant on those costs required to be expended for the purposes of constructing the proposed street as shown on said plan and is limited to the depth of the lot.

KARL E. KEYES and EDNA T. KEYES hereby grant to MAURICE SEARLE, his heirs and assigns, an easement of light and air over said Lot #12 and agree that no building constructed on said Lot #12 shall exceed two stories in height, and this easement shall run with the land.

WITNESS:

Karl E. Keyes
(Karl E. Keyes)
Edna T. Keyes

State of New Hampshire
Rockingham, SS.

Personally appeared the above-named Karl E. Keyes, and Edna T. Keyes, [redacted], and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me,

Justice of the Peace

State of New Hampshire
Rockingham, ss.

Personally appeared the above-named Maurice Searle and acknowledged the foe going instrument to be his voluntary act and deed.

Before me,

Justice of the Peace

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Roger C. Freeman, being married, of 116 Winnicutt Road, Stratham, County of Rockingham and State of New Hampshire, for consideration paid, grants to William W. Rowe, being unmarried, of Portsmouth Avenue, Greenland, County of Rockingham and State of New Hampshire, with QUITCLAIM COVENANTS, all my right, title and interest in and to the following described premises:

A certain parcel of land situate on the Northerly side of Portsmouth Avenue, so-called, in Greenland, County of Rockingham and State of New Hampshire, consisting of 65,882 square feet, more or less, more fully shown as Lot #1 on the Subdivision Plan for Robert Shaw, Greenland, N.H., by Emery Engineering, dated February 17, 1975, and being Drawing No. 56774, approved by the Greenland Planning Board March 20, 1975.

The access way from Portsmouth Avenue to this lot is subject to an easement in favor of Karl E. and Edna T. Keyes, adjoining owners, and the premises owned by said Keyes are subject to a servitude in favor of the lot herein conveyed and the easement and servitude are more fully described in Agreement recorded Rockingham Records Book 2144, Page 407.

ALSO a certain piece or parcel of land, situate in Greenland, County of Rockingham, State of New Hampshire, on the Northerly sideline of Portsmouth Avenue, so-called, and bounded and described as follows:

Beginning at a point on said Portsmouth Avenue, at the Southwesterly corner of Lot #11, as shown on a Plan of Lots for Sherwood and Alena Small, Greenland, N.H., dated May 1963, by John W. Durgin, Civil Engineers, thence running S 89 degrees 21' W by and along said Portsmouth Avenue a distance of 96.96 feet to a point; thence turning by a curve to the right with a radius of 25 feet, a distance of 44.38 feet to a point at a proposed street; thence running N 11 degrees 04' E a distance of 129.11 feet; thence turning and running S 78 degrees 56' E a distance of 125 feet to said Lot #11; thence turning and running S 11 degrees 04' W a distance of 133.92 feet to the point of beginning. Containing 18,173 square feet.

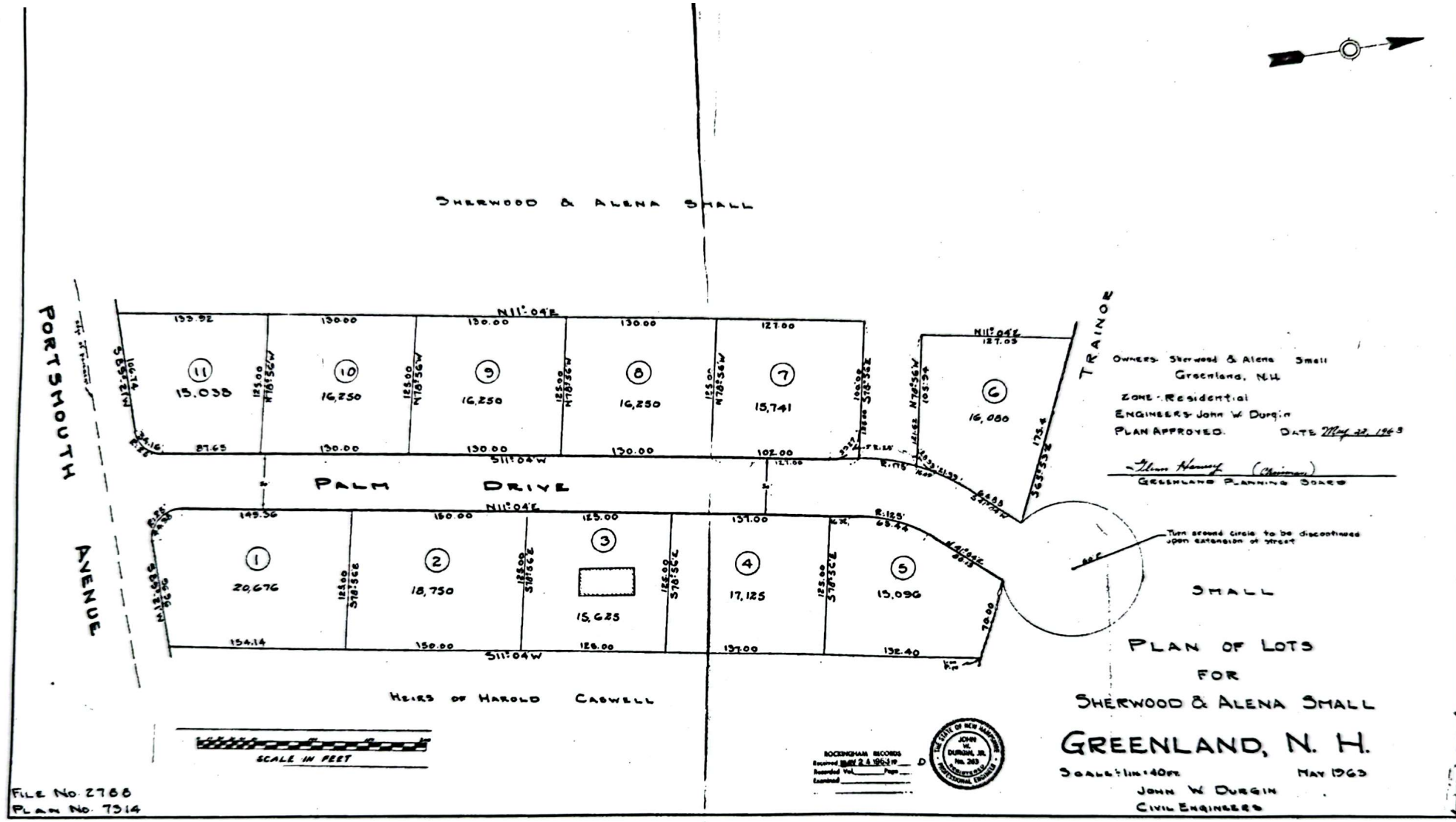
Subject to restrictions and covenants of record.

Also granting all the rights of Grantor in the entrance to the said lot from Route #101 as set forth in the agreement between Karl E. Keyes and Edna T. Keyes and William Rowe and Roger Freeman dated July 30, 1975, as recorded in said Registry.

Meaning and intending to convey my one-half interest which I acquired under Warranty Deed of Alvin E. Taylor, dated March 22, 1976 and recorded with Rockingham Records at Book 2253, Page 1342.

The above premises are not homestead premises of the Grantor.

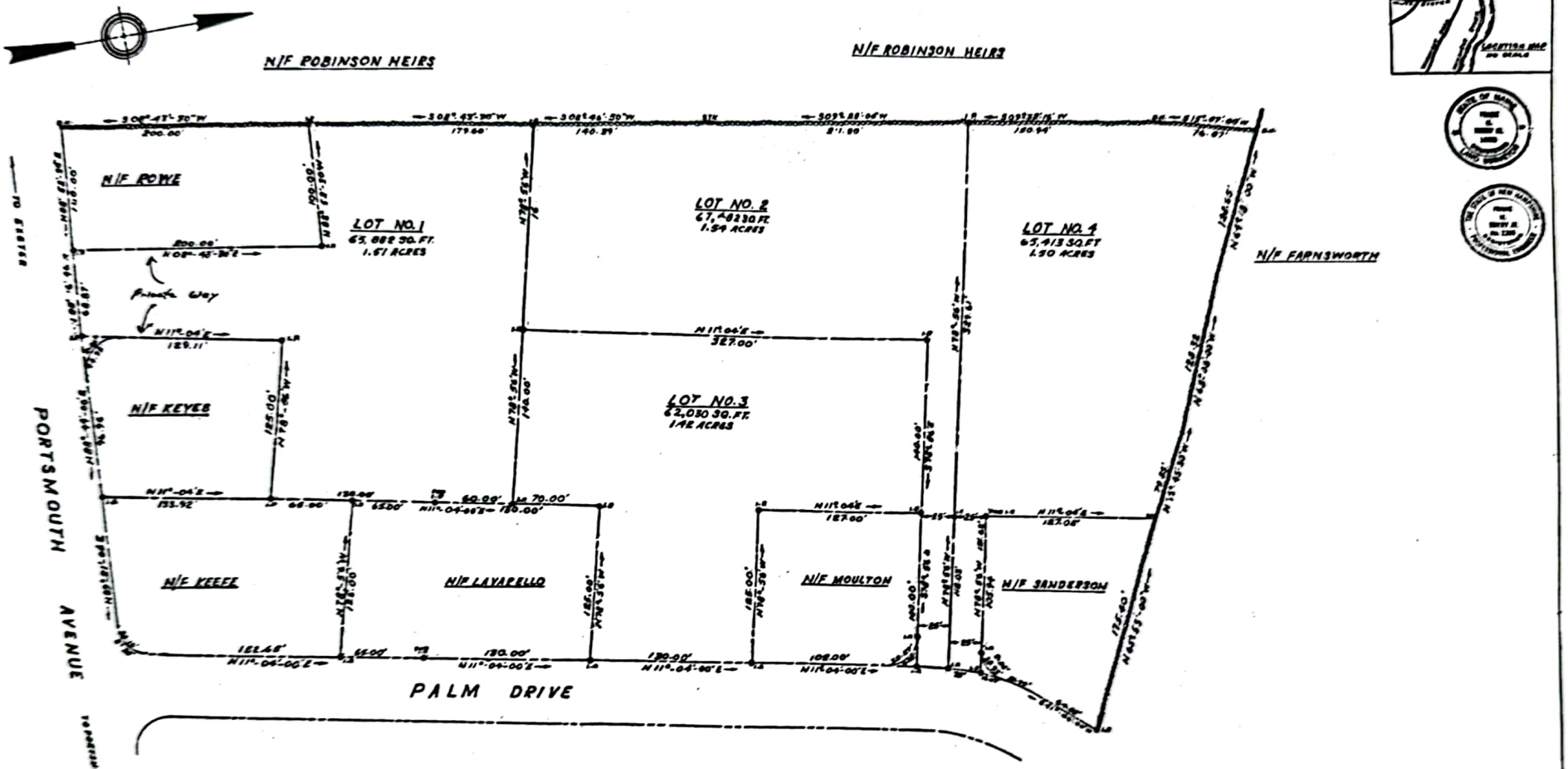
ROCKINGHAM COUNTY REGISTRY OF DEEDS
MAY 19 10 19 AM '95
0017832



Drawer III - Section H - Plan #43

43

Mar. 24 8:44 AM '75



GREENLAND PLANNING BOARD

APPROVED _____ DATE 3-20-75

Approval Conditional to Terms of Covenant of Easement BK 2494 PG 107 recorded in Rockingham County Registry of Deeds wherein Robert Shaw Grants Access by Foot to Rt 101 (Portsmouth Ave) via Private Way

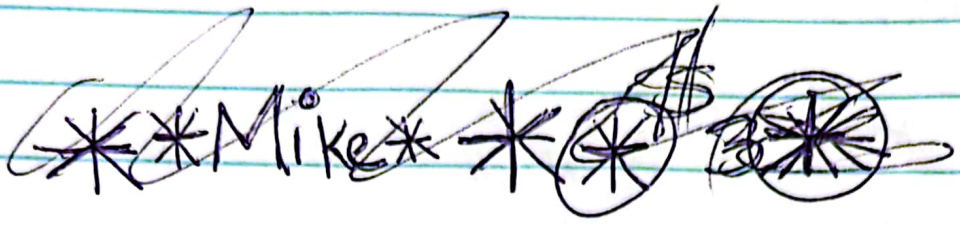
SUBDIVISION PLAN
FOR
ROBERT SHAW
GREENLAND, N.H.

EMERY ENGINEERING — CIVIL ENGINEERS

DATE: FEB. 17, 1975 — SCALE: 1" = 40'

DRAWN BY: MCD — DRAWING NO. 36774

D-5043



=GREENLAND=

Portsmouth-Ave

Duplex

Book & Page

#3100-2566

908 Portsmouth Ave
Greenland
6 BEDROOM DUPLEX